# TWENTY PER CENT MORE BUILDING.

Year's Records Do Not Take Into Account World's Fair Construction.

INCREASE TO CONTINUE.

Though Rental Rates Have Advanced, They Are Not Higher Than Ten Years Ago.

COMPARATIVE STATEMENT

COMPARATIVE		TEMENT
		ERATIONS.
BUILDING I		
	No.	Value.
Months.	The same of	\$ 735,453,50
January		671.511.00
February		1.087.703.00
March		Control of Control
April		1,353,788.00
May		1,068,082.00
June	Allan Call	1,614,902.00
July		1,178,233.00
August		1,207,416.00
September		775,005.00
October	820	1,175,600.00
Totals		\$10,867,723.50
BUILDING 1		HTS 1908.
January		\$ 581,212.00
February	194	800,089.00
March	234	2,023,899.00
April	241	2,892,470.00
May	253	808,580,00
June	223	747,660.00
July	281	1,471,806.00
Agust	261	741,904.00
September	321	923,874.00
October		1,659,133.00
	200	
Totals	9 775	\$19 850 697 00

\*\*\*\*\*\*\*\*\*\*\* ons of dollars is not taken into account in the foregoing statement of building operations in St. Louis this year as empared with the corresponding period of 1902. Notwithstanding the great advance in cost of labor and material, an increase amounting to nearly 20 per cent

Though the increase in the value of buildings erected so far this year is about \$2,000,000, it will be noted that the excess nine months amounts to but 168.

Carpenters and all manner of artisans

connected with the building traces have demanded and are receiving from 10 to 40 per cent more wages than they did a year ago, and the prices of material also have advanced considerably.

The result, it is considered, has been to

curb construction, though it could not prevent St. Louis investors from erecting such houses as the great growth of the city demanded should be built without de-

The small increase in the number of louses erected as compared with the value of the building contracts, is partly explained by the fact of so many hotels being put up, and also by the advanced

It will be noticed that the average price of new buildings is less than \$5,000, whereas the 168 structures in excess of last year's record show double the average

With the exception of the big hotels, been small dwellings and flats. Persons who contemplate erecting handsome homes have been holding off until priresume a normal scale. The same principle applied to the improvement of wntown business property.

Not only is the cost of Exposition construction not shown in the city records, but millions of dollars being expended in the vicinity of the Fair site are not included in the city records, for the reason that many of the temporary hotels and other projects are located in the county.

The effect of the building situation, according to Lorenzo E. Anderson, C. H. McMillan, J. B. Moberly and other experts of the Mercantile Trust Company, is that St. Louis proper is far from being overbuilt. The World's Fair has not brought about building operations in the main part of the city unwarranted by the steady, natural growth of the com-

Company and W. J. Holbrook of Holbrook-Blackwelder say that 40 per cent more buildings could have been put up this year, without fear of a slump in values or demand after the Exposition closes. This is the opinion entertained by all well posted realty dealers.

Instead of a decline in the volume of construction, a decided increase is expected this winter, during the Fair period, and immediately afterward.

#### **BIG DEMAND FOR HOUSES:** RENTALS NOT UNREASONABLE That building operations will continue to

crease is believed from the fact that houses are now in greater demand than at any time in the city's history, and conquently rentals have advanced.

To meet the demands for homes and business houses, it is said, and at the same time prevent rent rates from reaching unreasonable figures, much building is to be put under way when the World's Fair shall have been completed. Labor then is expected to be more plentiful and the prices of material may be reduced. While rentals are greater than a year

ago, realty agents recall that they are not as high as they were ten years ago, and e still cheaper than the rates prevailing New York, Chicago, Boston and other

The local rates are not apt to be raized

including all buildings and construction work, and also erected a large roundhouse and shops for the Pennsylvania and Lake Erie Railroad Company at McKees Rocks. In St. Louis they have built the Brown building at Twelfth street and Washington avenue, also the new building for Deer & Co., Clinton street, and are doing most of the improvement work going on at the Union Station.

This is the company that helped to open the eyes of the English people to the brisk way—the American way—of construction work while engaged in the work mentioned above, and also in building the street-railway system in Manchester.

H. W. Lohman is manager of the St. Louis office, which has control of the work in the West.

#### HIRAM LLOYD MASTERED DETAILS AND SUCCEEDED.

Hiram Lloyd was born in St. Clair County, Illinois, July 27, 1863, and came to St. Louis when a lad of 16 years. He may be said to have commenced at the foot of the ladder, for his first position was in a car penter shop. He advanced rapidly but he thoroughly mastered the details of each successive position he held before pushing on to the next step. Not a little of his success as a contractor and an employer of labor is said to be due to the fact that he is fully competent to do any of the work done by men he employs, and he knows by practical experience just how every part of the work should be done

In 1891 Mr. Lloyd started in business for himself as a builder. To the knowledge which he acquired as a competent workman he adds energy, ability, a progressive spirit and indomitable will, and that he would succeed was a foregone conclusion The measure of his success, however, while it has astonished, has been a matter of sincere admiration to his many friends. His first venture was a succesand his subsequent achievements have been a constant repetition of his first, but in a greater degree. He has erected a number of fine residences ranging in price from \$12,000 to \$25,000; has just completed barn for the Pacific Express Company located at Twenty-second and Eugenia streets, costing \$45,600; has the contracts for the construction of the Wm. McKinley and James E. Yeatman High Schools, contracts aggregating \$550,000, these schools being the best of their kind in the United States, being thoroughly fireproof, the floors, beams and columns being built entirely of concrete. Mr. Lloyd also/erected the Odd Fellows' Home, located at Liber ty, Mo., costing \$65,000.

In spite of his extensive business inter ests, Mr. Lloyd takes a keen interest in national and local government affairs and World's Fair construction amounting to duced him to take an active part in State on several occasions his friends have induced him to take an active part in State and municipal politics. In 1894 he was induced to accept the Republican nomination for the State Senate in the then Thirty-second Senatorial District, but as it was strongly Democratic, he was defeated. In 1896 he was elected to the House of Delegates in the Municipal Assembly, and in 1897 he was re-elected and made Speaker of the House. During two years of this service he was a member of the City Hall Commission, and as such, in view of his recognized familiarity with construction work, and his ability as a superintendent, almost all the labor of the commission devolved upon him. It was largely due to his intelligent and efficient service that the city was enabled to save \$150,000 on the construction of the building. His record as a public official has been ever marked by the same strict integrity and honesty that has characterized his business career.

Mr. Lloyd is a prominent member of the

honesty that has characterized his canness career.

Mr. Lloyd is a prominent member of the Master Builders' Association and the Masonic fraternity and now holds the position of grand master of the Independent Order of Odd Fellows; is a member of the Republican State Committee of the Twelfth Congressional District. His offices are located on the eighth floor of the Odd Fellows' building, Ninth and Olive streets.

There are more great business buildings nearing completion at the present time ouis than ever before at any one time in the city's history. For many years stime in the city's history. For many years St. Louis was noted throughout the country as a city that did everything after a leisurely fashion. To some extent this reputation may have been deserved. St. Louis has always taken its time to do things, and when they were done it has had the satisfaction of knowing that they were done well. But St. Louis has outgrown many of its old habits and at the same time it has preserved its reputation for doing things right.

In no line has the city shown a greater improvement in the past few years than in the building trades. As an illustration of this statement it will only be necessary to call attention to the manner in which some of the great buildings now nearing completion have been constructed. At the southwest corner of Ninth and Olive streets the first of last March the work of razing the old buildings to be succeeded by the great structure planned for the Frisco Rallway was begun by the contractors the James Black Masonry and Cohtracting Company. To-day the building is rapidly nearing completion, and assurances are given that it will be ready for occupancy on the first day of the new year. It is one of the handsomest and most substantial ever erected in the West, and a monument not only to the enterprise of its owners out to the skill and ingenuity of the contractors. When completed it will rank with the most modern structures of its kind in America. Three blocks further west on Olive street, the "Star" building is fast approaching the finishing touches. It has been constructed by the same contractors, the James Black Masonry and Contracting Company, and it is stated that it will be ready for occupancy by the middle of January. It will rark as one of the most substantial as well as artistic monuments to the builders' ability in the city. Excavation for the "Star" building was commenced April 1 last.

An Annilal Risiness time in the city's history. For many years St. Louis was noted throughout the coun-

### AN ANNUAL BUSINESS OF \$1,000,000.

A building like "The Chemical," on Eighth and Olive, is the best evidence of fitness and ability in a contractor. This is Mr. Maule's best effort, and at once stamps him as one of the most suc-

once stamps him as one of the most successful engineers and builders in the city. He has had the most practical kind of experience from the "ground up." Was raised in St. Louis and spent most of his life here, but at one time was the general superintendent of the Charles McCaul Construction Company of Philadelphia, one of the largest concerns in the East. He is at passent building the De Hollamont carbarn for the Suburban Rallway, which will be the finest in the city when completed. He is making a record on the job, started a month ago and aiready half done. It will cost \$55,000. Last year he did nearly \$1,000,000 worth of business. Has offices on the fourteenth floor of the Chemical building.

ing.

His principal buildings are: The Chemical, Missouri State Normal School, Bell Telephone, Frisco Railroad office building, and in residences those of George A. Meyer, Albert Lambert, Charles H. Ackert, William B. Papin and many others of prominence.

#### MAYFIELD WOOLEN MILLS **GUARANTEE ALL GARMENTS**

The local rates are not apt to be raized again, it is thought, for the reason that the landlords are now receiving adequate returns on their investments, and realized that if they charge too much they will suffer a reaction later.

With that conservetism which is characteristic of St. Louis they are content with the present states of affairs, believing that the steady growth of the city, independent of the World's Fair, will maintain the existing percentages of returns on realty investments.

TAUGHT AMERICAN WAY

OF CONSTRUCTION WORK.

There is always "something doing" as soon as Mr. James C. Stewart signs a contract for construction work, and it keeps "doing" till the work is done. That is the secret of the remarkable success of the work is done. That is how they have put into existence such buildings as the Savoy Hotel, London: Exposition Music Hall, Pittsburg, Westinghouse Electrical and Manufacturing building, the largest factory building under one roof in this call, content of the content of the

## **NEW ERA IN ARCHITECTURE** HAS DAWNED IN ST. LOUIS.

George I. Barnett Establishes Precedent of Breaking Away From the Customs Which Carried the Old World Creations With Them, and to Create in Accordance With Personal Conceptions.

St. Louis has, through a remarkable and persistent effort, attained at the beginning of the Twentieth Century the fourth place in rank among the cities of this country. All of this has not been accomplished without strenuous efforts and phished without strenuous efforts and marked recognition of the exigencies of each and every occasion.

Marked progress has been manifested along all lines as a result, and, year after year, in unresisting onward progress, the city has expanded into cosmopolitan applicable. persistent effort, attained at the begin-ning of the Twentieth Century the fourth plished without strenuous efforts and marked recognition of the exigencies of

year, in unresisting onward progress, the city has expanded into cosmopolitan appearance, maintenances and pre-emi-nence hardly elsewhere exceeded. With this progress in other lines has come even a greater onward step in matters architectural. Up to the last decade the advance in architecture was slower in the West than in the East. This was due largely to lack of comparison to good work. Educated men of ability then hesitated to seek the West because of its crudeness and the enormous amount of ploneer work required to educate the pubic up to the necessity of correct proportion and overcome the tendency for cheap buildings through false economy. There were exceptions, however, who made ample illustrations, brought in new material and created great possibilities. As the field broadened there was an attendant chance for originality to have full swing.

NEW ERA IN ARCHITECTURE. A new era in architecture dawned in St. Louis, Mr. George I. Barnett, practically the father of architecture in St. Louis, was the first to break away from the customs which carried the Old-World suggestion with them. He conceived and suggestion with them. He conceived and created in accordance with his conceptions. Major Lee, who designed the Courthouse; Mr. Walsh, Major McNamara, who designed many of the old Catholic churches; Colonel Churles B. Illsley, Thomas J. Furlong and other old-time architects did the same, and their efforts then were regarded as unprecedented in this section of the country. They went farther. To their students they extolled the desire for advancement and improvement. That their precepts were sown on road That their precepts were sown on good roll, as it were, is shown by the St. Louis

of to-day as viewed from the archite-tural standpoint. STUDENTS OF THE OLD SCHOOL. ETUDENTS OF THE OLD SCHOOL.

The students of the old masters of the new school have led art with science in their calling, and have created, and are now creating, structures so fast that it is hardly possible to keep track of them. They combine absolutely the principle of utility and practical purpose with beauty, which have caused a reaction of opinion over all the country as to the ability of Western architects, and especially those of St. Louis.

Work begun by the old architects has been carried on, advanced and improved upon by such followers of the profession as Issae S. Taylor, M. P. McArdle,

upon by such followers of the profession as
Isaac S. Taylor,
Barnett, Haynes & F. L. Wees,
Barnett, C. H. Deltering.
Eames & Young,
Theodore C. Link.
William B. Ittner,
W. Albert Swasey,
Legg & Holloway,
and others, until to-day the architecture of St. Louis, in excellence, variety of design, correctness of taste and originality, takes commanding prominence. From the great, rows of artisans' dwellings to the stately residences of the leading families; from the substantial structures which guard the great stores of concrete wealth to the lofty office structures of tile and stone; in the beautiful houses of worship, halls of learning and palatial hotels, the skill of master mind is seen and felt.

BIG BUILDING OPERATIONS.

Coloniades, figures for ornamentation, bridges spanning the lagoons, etc.

In school buildings the design has been perhaps to follow lines of early English, modified to suit local requirements in styles most intimately associated with buildings of an educational character. Mr. William B. Ittner, Commissioner of School Buildings, Board of Education, has designed many of our handsome school buildings: William McKinley High School, Arlington School, new Blow School, Ellott School, Jackson School, Mann School, Arington School, Monroe School, Simmons School, Edward Wyman School, Simmons School, Rock Springs School and new Cote Brilliante. Some nineteen large additions to the various school buildings were also built from his designs.

Much credit must be given Mr. Ittner towards making the city beautiful from a public standpoint. In the erection of schools he pays the strictest attention to secure the best ventilation and sanitary effects possible. He was appointed to his position about eight years ago. Many of the city's finest residences and largest store and warehouse buildings are from his original designs.

store and warehouse buildings are from his original designs.

A great deal of the church work in this city has been done by Barnett, Haynes & Barnett. This includes the designing of the Visitation Convent, St. Mary's Orphan Asylum, the Jesuit Scholasticate, Lindell boulevard; Sacred Heart, Lady of Good Counsel, St. Rose's and St. Kevin's churches; Church of Holy Redeemer, at Webster Groves, and St. Ann's Orphan Asylum. They also designed the Bankers' and Brokers' building, Fourth and Locust streets; the Mercantile Trust Company, the two new hospitals of the Marion-Sims College and the new Cathedral, Among their creations in residences the most noted of homes are: Corwin B Spencer, F. A. Drew, Chouteau Maffitt, Mrs. Edward Walsh, Mr. Julius Walsh and Mrs. Catharine Wainwright. Among their World's Fair buildings that of the Liberal Arts is a monument of their genius. They also designed the Napoleon Bonaparte Hotel, and are preparing for the new twenty-story building to be located on Twelfth and Olive streets, by the Campbell Publishing Company of Chicago.

and Olive streets, by the Campbell Publishing Company of Chicago.

The firm of Weber & Grovas, although among the vounger firms of architects, has made great progress in the modern steel-structure office buildings, magnificent houses of worship, industrial plants, public buildings and stately residences. The Norvell-Shapleigh wholesale hardware buildings a marrel of solidity and future endurance, is a worthy evidence of their capabilities. Plans and specifications were furnished by them for the following buildings: Stock Exchange building on Fourth street; Maple Avenue Methodist Church; completion of the new City Hall: Horn's Hotel; Huttig Sash and Day Company's plants; the American Brake Company factory; Wabash freight 4spot; the residences of C. H. Huttig, Washington terrace; Frank N. Johnson and Breckenridge Jones, in Portland place; George M. Wright, Westminster place; Rolla Wells, Lindell boulevard; Thomas West, Westminster place, They are consulting architects on the World's Fair staff, and Mr. Groves is a member of the City Commission on Architecture, which has charge of planning all city buildings. Many important buildings will soon be erected from numerous plans now being designed by this firm.

The firm of Eames & Young designed the famous Cupples Station, the most noted concentrated wholesale and jobbins emporium in the world, the buildings of which cover many blocks and cost over \$12,000,000. They designed the Missouri Medical College, the Lincoln Trust building and the residences of E. C. Sterling, E. C. Simmons, William Thornburg, W. L. Hughes, G. L. Allen, Theodore Meisenberg

Many of the larger buildings of every description in the city are the result of Mr. John L. Wees's artistic ideas and efforts at collaboration with his fellowworkers. The West End Hotel, Forest Park Hotel, Forsyth Hotel, Missouri Medical College, Beethoven Conservatory, Doctor Tuholske's Sanltarium, Doctor Spencer's office building, Koken building, National Biscuit Company's building, Na than Cole building, Manewal-Lang buildings, and the residences of L. D. Dozier, L. C. Holthaus, Norman Brown and many others are among his designs. Mr. Wees was formerly of the old firm of Beinke & Wees. His eighteen years of professional duties in this city have resulted in many beautiful creations of architectural skill.

Mr. M. P. McArdle also represents a class of architecture that has received encomiums and much attention to the Temple of Fraternity at the World's Fair grounds. The St. Louis School of Fine Arts, the Railway Y. M. C. A. building at De Soto, Mo.; various exhibit depart-ments of the World's Fair buildings, Benoist building, Ninth and Pine; Luyties Grocery Company, St. Stephen's Mission, First Congregational Church at De Soto, Mo., the residences of Wm. Booth Sapin, Berlin avenue; Mrs. Warren Johnson, 5257 Westminster place: R. U. Leonori, Jr., and other South Side homes are his attempts to revive the old St. Louis architectural style of 1840. Many of the fine residences at Paducah, Ky., were planned by him. Mr. McArdle has under his supervision the construction plan for some very elegant residences and important buildings in the business district.

A diversity of architecture is shown in the work of Mr. Charles H. Deitering, who for seven years was one of the phin

assistants of Mr. Isaac S. Taylor in his principal works of St. Louis, such as, for instance, the Nicholson building, the splendid Planters Hotel, the Liggett & of equal excellence. Since he has branched out for himself, and under his own supervision, he has devised such fine struc-tures as the Pechmann Hotel, Lindell Apartments, Brazilian Government building at the World's Fair, and also the Bookkeeper's Magazine building of the "Model City" at the World's Fair. The St. Louis Screw Company's building and many large warehouses and dwellings in Granite City, Ill., and in the Indian Ter-ritory show the scope of his attainments. He is supervising architect of the Chinese Government building at the World's Fair, a compliment to his reputation as an ar-chitect.

great rows of artisans' dwellings to the stately residences of the leading families; from the substantial structures which guard the great stores of concrete wealth to the lofty office structures of tile and stone; in the beautiful houses of worship, halls of learning and paiatial hotels, the skill of master mind is seen and felt.

BIG BUILDING OPERATIONS.

The building operations of the past decade have been on an enormous scale, involving an almost complete change of methods and materials. We can only briefly note here as small proportion of the work of a few of the architects who have contributed so much to the improvement the fact might be added that St. Louis, in its vast World's Fair buildings, has been the head center of the world in all that pertains to modern styles and creations in structural design and engineering skill. That St. Louis has furnished the ability and ideas to make the vast area of Forest Park 'blossom like the rose' in a bewildering mass of splendor and beauty, far superior to anything the world has approduced, emphasizes the acme of modern building. The St. Louis and the admiration the mirrelous structures that will be the pride of St. Louis and the admiration the mirrelous structures that will be the pride of St. Louis and the admiration of millions. Briefly, he planned the Transportation building, the Agricultural building, she Agricultural building, the Agricultural building for Doctor M. R. Doyle, Odd Fellows' Hall building, store purchases to follow lines of any perhaps to follow li

years he has combined the columns sylve with desirable effect to meet the growing ideas in residence construction.

In East St. Louis Mr. A. B. Frankel, formerly of San Antonio. Tex., has displayed great professional talent. Among the many buildings there ervotted after his plans and under his supervision are: Josephine building for R. A. Richardson, store and flat building for Doctor M. R. Doyle, Odd Fellows' Hall building, store buildings for Thomas I. Fekete, M. Esserman, M. S. Greer, Harper Bros.; remodeled store buildings for H. J. Buerki and John Vogel; school buildings, Irving, Webster Annex and Washington, and remodeled Lincoln School; residences for Maurice Joyce, James W. Kirk, Judge Kramer, C. G. Derleth, Doctor Foulon, C. T. Jones, M. Harrold, J. W. McRoberts and A. Christie; flats for Charles Coy, A. Anderson, D. G. Rhoades, Arthur McDonnell, M. Harrold and Paramore Bros.; sales stables, sales pavilions and mule barns at National Stock Yards; Maxwell & Crouch sales stables, Harper Bros. sales stables; Bell Telephone Exchange building, factory building for the Standard Kallway Equipment Company, warehouse for Acme Cement Company, belleville and Suburban Railway at Edgemont; Knelpp Sanitarium, on Belleville turnpike. Now being erected in this city: The Summit Avenue Methodist Church, Plymouth Congregational Church and Washington Place Presbyterian Church; also store, bank and office building for S. C. Smiley, at O'Fallon, Ill.; also granite mausoleums at Mount Carmel Cemetery for Maurice Joyce and Mrs. Maggie Sweeney; and also drew the plans for the new Bast St. Louis Polloe Station.

THE ENTIRE CENTRAL AND WEST-

THE ENTIRE CENTRAL AND WEST-COME TO ST. LOUIS.

Having a magnificent area of territory adjacent and tributary to this city, it is but natural that these fast-developing sections should look to us for architectural and building ideas. Many of the leading architects of St. Louis do the largest proportion of their business with these outside cities and towns, and are taxed to their utmost canadity to keep up with the

architects of St. Louis do the largest proportion of their business with these outside cities and towns, and are taxed to their utmost capacity to keep up with the building demands.

Herbert C. Chivers's work stands out most prominently, he having, in fact, a national clientele. To show the extent of his business, it is only necessary to point out the fact that during the past four years, he has made plans for over 2,000 buildings of all kinds. Among the principal structures built within the last year or so, or in process of completion, are: The German M. E. Church, the elegant Warfield mansion near Clayton, the Church of the Redeemer at Alton, Ill.; the Lewis Publishing Company's immense buildings, the E. J. Miner residence, the monumental fireproof Woman's Magazine office building, the Loo-room World's Fair Hotel, Congregational Church at Alton, the Masonic office building at Bloomfield, Mo.; the Donoghue office buildins. Barnett Bros.' large department store at Batesville, Ark.; the High School end Baptist Church, Bloomfield, Mo.; new Presbyterian Church at Superior, Neb., also churches at Emporia, Kas.; Eureka Springs, Ark.; also in Massachusetts, Alabama, Indian Territory, Kentucky, Maryland and twelve other States. Seminaries, schools office buildings, etc., cover every section of the United States, and has given St. Louis an enviable reputation in the architectural world. Mr. Chivers has been located in the Wainwight building in St. Louis.

The firm of Legg & Holloway have planned many noted buildings all through the great Mississippi Valley, Space would be inadequate here to enumerate even a small part of their past work, which has added in no small degree to the fame of St. Louis at home and abroad. Confining our statement to 1903, they have designed the Eddy & Eddy seven-story building, owned by the Missouri Botanical Garden Association, corner of Main and Market; the six-story building for the Garre Wine Company, Second and Dickson; the Carnege Free Public Library at Moberly, Mo.; the Christian Unive

Normal School, Third District, Cape Girardeau, Mo.; Courthouse at Wickliffe, Ky.; Castleman store and apartment building, New Decatur, Ala.; Polo M. E. Church, South, at Polo, Mo.—all aggregating a total contract cost of \$88,500. The requirements specify in each case the most modern and up-to-date equipments.

Mr. W. A. Cann selected for his special line of profession some nine years ago that of church architecture. He was appointed architect for the Church Extension Board of the Southern Methodist Church, in 1895, and in 1895 was employed by the Church Extension Board of the Methodist Episcopal Church, and the Board of Church Erection of the Cumberland Presbyterian Church, and during these years has erected many church buildings in every State in the Union. He was archi-

iand Prespyterian Church and the Southern Prespyterian Church, and during these years has erected many church buildings in every State in the Union. He was architect for the Lafayette Park Methodist Church in this city, which is one of the finest Protestant churches on the South Side. The building has been greatly admired for its majestic appearance and greatly appreciated by the audience as to its perfect acoustic properties. He also designed the Compton Heights Christian Church, California and St. Vincent avenues, finished last fall.

He has built some of the prominent churches throughout the South, the Methodist Episcopal Church, South, at Dallas, Tex. He is now preparing pians for the First Methodist Episcopal Church, South, at Dallas, Tex., Le is now preparing to cost \$175,000; also has designed churches at Pensacola, Fla.; Alton, Ill.; Princeton, Ky.; Waukon, Ia.; New Kinsington, Pa.; Holton, Kas; Louisville, Ky.; Tampa, Fla.; Modesta, Cal., and many others.

#### **KEELEY INSTITUTE GIVES** A HOME TO SUFFERERS.

A HOME TO SUFFERERS.

For the Cure of Alcoholism and Drug Habits, 2803 Locust Street.

If he who fills the erstwhile cup of sorrow with joy and gladness and smooths out the wrinkles of sorrow and care with the radiances of supreme delight is the world's greatest benefactor, then Doctor Leslie E. Keeley, founder of the original Keeley Institute, is entitled to such recognition, as he has sent out in his lifetime thousands of happy men and women freed from the curse of the desire for drink and drugs.

The institute is simply a home, with library, reading-rooms, clubrooms and all the comforts that could be desired in a well-fornished home. Here, free from all publicity, the unfortunate man or woman unable to meet the demands of business or social life are surely and permanently cured, and in a short while return to their respective homes with the body and intellect restored to their normal condition, never again to be tormented with the demon of craving for stimulants.

Patients are drawn from every walk of life-bankers, lawyers, physicians, farmers, artisans—and the result is always the same, a tortured life turned into a life of usefulness and happiness.

The appetite is no longer fickle, sleep no longer disturbed, and the nerves are quiet and steady, while the body rounds out into correct proportions and the mind assumes its natural balance.

There is no bain or unpleasant inconvenience in the treatment, and so skillfully is it conducted that the patient passes from the condition of a slave to appetite to that of a free man or woman, sound in body, finind and morals, without hardly realizing that a course of treatment has been administered.

More than a quarter of a million men and women have been cured by the Keeley treatment and bear testimony to its completeness and permanency.

Doctor J. E. Blaine, chief physician and manager of the institute here, is a most genial gentleman, and attracts every one by his kindness and good humor.

Ladles are as secluded and free from publicity as if they were within the pri

#### ALL COMFORTS PROVIDED AT DODDS HYGEIAN HOME.

For more than a quarter of a century this well-known institution has been open for the cure of those afflicted with chronic diseases. Three years ago Doctors S. W. and M. Dodds, managers of the home, moved into their specially constructed building, 65B Washington boulevard. Its location is Mesl-away from the noise of business and surrounded by wide lawns. It is really and truly a home where the unfortunate sufferer has individual attention.

tion.

The rooms are elegantly furnished, the bathrooms are finished in marble, and all the improved electrical massage machines are in use.

No drugs are used, but nature is assisted to a second of the company of th

No drugs are used, but nature is assisted in her recuperative work by hygienic methods—correct diet, special baths and manual and mechanical massage.

But the chief charm of the home is the spirit of kindliness, cheerfulness and ever watchful care for its inmates by its managers and their specially trained and sympathetic assistants.

Nervous disorders, diseases of women and stomach troubles are the specialties of the home, but all chronic diseases are successfully treated.

Lectures or parior talks are given from successfully treated.

Lectures or parlor talks are given from time to time on the causes of disease and the best method of getting well.

#### ADDITION REQUIRED TO MAYFIELD SANITARIUM.

The founder of this sanitarium, Doctor W. H. Mayfield, is one of the most prom-inent surgeons of St. Louis, and has as-sociated with him an excellent staff of

sociated with him an excellent staff of physicians and surgeons.

The sanitarium has every sanitary convenience, is beautifully furnished, and a general air of cheerfulness adds its force to the many comfort-giving appliances that afford rest to the large number of patients who are there for treatment.

It is the purpose of this sanitarium not only to care for its own patients in the best possible manner, but also those of any physician who may wish to bring his patients here to operate on.

Nonabsorbent operating-rooms, hot water heating, hydraulic elevator, libraries, parlors, electric fans, shower and massage baths all combine to make the patients as comfortable and happy as modern science and skill can devise. comfortable and happy as linear increas-and skill can devise.

To meet the demand of its ever-increas-ing patronage, a large addition is being built at an expense of \$20,000.

Doctor Mayfield is a most genial gentle-man and is noted for his many works of philanthropy.

#### ANTI-NARCOTIN SANITARIUM CURES WHISKY HABIT.

This institution for the cure of whisky and drug habits is located on the corner of Washington and Garrison avenues in a building so well equipped that it seems like a modern club quarters.

Established in 1896, it has grown so steadily that two changes into larger quarters were necessary.

Patronage is drawn from almost every State and Territory, and includes men and women prominent in business, professional and social life.

The best evidence of the standing of this institution is the fact that a large per cent of its patrons are physicians, and it is indorsed by leading physicians not only in St. Louis, but all through the West and Southwest.

The time required for a permanent cure of the whisky, cocaine, morphine and drug habits generally is only a short while, and Mr. G. H. Roose, president and manager, refers with pleasure to the hundreds of letters testifying to the permanency of the cure.

The general air of cheerfulness and

of letters teaching the cure.

The general air of cheerfulness and sympathy that pervades the sanatarium adds much to the pleasure of the patients, and they heartily recommend it to their friends who may be so unfortunate as to need treatment.

### GOULD DIRECTORY CO. A ST. LOUIS INSTITUTION.

The Gould Directory Company is distinctly a St. Louis institution, publishing the St. Louis institution, publishing the St. Louis and voluminous business and banking directory. These publications are the most complete of their kind of any city in the United States. This fact reflects great credit on the Gould Company and attests their painstaking care and labors in behalf of the business and social interests of the city. The company was incorporated in 181. Previous to this time it was an individual enterprise. They have vacated their old quarters, on Louist street, and moved into the building at No. 318 North Eighth street, occupying two and one-half floors. These apartments are very spacious, having been remodeled to suit their convenience and growing needs. Virtually the company has been in business thirty-five years under the same direction and management. The Blue Book made its appearance on November 10, and the new City Directory will be issued about April 1 next. Mr. Rowin M. Gould is president of the company, and to his wide-awake and skillful qualifications their 1908 publications were better-and more complete than even

## INCREASED SALES OF REALTY INDICATE A STEADY GROWTH.

STATEMENT SHOWING INCREASE OF REALTY

* TRAN	SFERS AS C	OMPARED WITH 1902	RECORD.
• TRANSFE		TRANSFERS 1902 T	
Months. No	. Value.	Months. No.	Value.
• January 67	3 \$ 8,224,670	January 713	\$ 4,745,482
• February 69	6 4,361,141	February 602	4,045,913
◆ March 69	7 3,045,018	March 897	7,205,629
◆ April 86	2,817,336	April 900	5,029,630
◆ May 92	2 4,162,860	May 858	6,209,195
• June 84	3,002,286	June1,119	4,295,684
• July 94	3,033,496	July 841	4,815,949
◆ August 715	8,572,472	August 698	2,453,833
• September 81	2,009,218	September 837	2,765,185
• October 90	4,329,381	October 892	3,261,357
• -			
◆ Totals8,675	\$39,217,868	Totals	\$44,826,871
DEEDS OF THE	tUST, 1902.	DEEDS OF TRUST 1903	TO NOV. L
Months, No	. Value.	Months. No.	Value.
• January 56	\$ 6,315,170	January 585	\$ 2,907,881
◆ February 42	21,555,624	February 516	53,258,170
◆ March 48:	1,806,552	March 618	3,142,992
◆ April 633	3,135,134	April 746	2,833,628
◆ May 73	2,703,006	May 651	53,510,857
◆ June 58	2,749,419	June \$49	22,666,848
◆ July 62	6,122,798	July 679	3,117,641
◆ August 501	4,177,673	August 540	1,948,723
♦ Beptember 584	1,839,129	September 676	\$,088,968
• October 669		October 756	2,901,095
•			
• Totals5,794	\$63,129,401	6.616	\$149,406,800

The foregoing table, compiled by Sidney | about \$70,000,000 in excess of the re-Schiele and his assistant, John M. Rielley, at the Real Estate Exchange, shows the satisfactory growth of St. Louis this year A gain of about \$5,000,000 in the volume of transfers as compared with the corre merely the steady, natural development of

That the approaching World's Fair ha had little to do with the increased realty sales is believed from the fact that in 1899 the transfers for the year footed up \$62. 000,000, while this year they are not expected to exceed \$50,000,000, the record for ine months being \$44,826,871.

The sales lately have been restricted principally to improved income property for industrial and railroad uses. The trans fers of residence holdings have been comparatively small. At no period within the last twenty

years, Mr. Schiele states, has there been less vacant ground sold than since last January. This is accounted for by the high price of labor and building material. The demand for homes, however, is so strong that many suburban subdivisions have been opened lately, and the sales of unimproved lots are steadily increasing. A notable feature of the realty records is the enormous increase in the number the total for nine months this year being the corresponding period last year. The This increase is accounted for by the big the Terminal alone securing \$50,000,000, which is now being expended for a betterment of service in St. Louis.

The best proof of the absence of a World's Fair "boom in realty," the agents hold, is that property has advanced but little in value, the prices to-day being scarcely higher than they were a year ago in most sections of the city. Naturally, in the neighborhood of the Exposition grounds there has been an advance, and lots in the fringes of the suburbs are more valuable because of the greater number of

Increased valuations downtown and in the established residence districts are shown to be not out of proportion with advances in former years.

"There is no danger of a slump in prices after the Exposition closes," says President William A. Giraldin of the Estate Exchange, "because there has been and will be no inflation. Conservative St. Louis is as solid as a rock, and investments in realty here are bound to be profitable.
"This fact is recognized by business men

all over the country, and they are coming here with their money."

# WILSON LAND & LUMBER CO. IS NEW FORCE IN TRADE.

Has Purchased the Plant of The Knapp, Stout and Co. Company and Though Organized in Wisconsin, a Part of Its Officers Are Residents of St. Louis and Its Main Offices Are in This City.

A transaction which involves a million Gratiot streets and Old Manchester road dollars and embraces not only the sale of and Shaw avenue. The firm is capitalised one of the oldest lumber companies in the West and the incorporation of a new com-pany for the purpose of the transfer, but the introduction of a new force in the vice president and general manager; lumber trade of the city of St. Louis, is Henry G. Rolfes, secretary; C. Linsennot of frequent occurrence in St. Louis business circles, yet this was accome on October 1 last, when the old and longestablished lumber firm of The Knapp Stout & Co. Company was purchased by the newly incorporated Wilson Land and Lumber Company of Wisconsin. The co pany is incorporated under the laws of the State of Wisconsin, and is a Wis corporation in all respects. Mr. P. E. Wil-

son, who was the treasurer of The Knapp, Stout & Co. Company, is the president of the new organization and has long been identified with the large lumber interests of this section. The concern owns about thirty-five acres of land, located in North St. Louis, on which their extensive yards and buildings are located. This property was all for-merly owned by The Knapp, Stout & Co.

moderate way. Most of the white pine lumber comes from the far North, especially the immense timber sections of Wisconsin. Michigan and Minnesota; like-wise from all the well-known yellow pine One has but to stop a moment to think of the vast bulk of lumber gone into the

100,000 buildings of all kinds in this city; yet a large portion has been furnished by
the old firm of The Knapp, Stout & Co.
Company. A large portion of the wholesale district of Washington avenue is
built up from their stock, as well as several well-populated districts in other portions of the city, Several cities and towns
in the State can claim a principal share
of the firm's products. In fact, a city of
no mean proportions could be built from
the stock now carried in the yards of the
new company without any extra effort.
Enormous quantities of both dressed and
rough lumber are annually distributed
over the city and adjoining country. The
former company's big sawnills at Menominee, Wis., produced the largest share of
the lumber coming down from the northern section. When got in proper shape it
was brought down to St. Louis both by
rail and water.

Knapp, Stout & Co. commenced business in 1844, incorporated in Wisconsin in
1878, at which time the style of the firm's
name was changed to The Knapp, Stout
& Co. Company to conform to the Wisconsin laws.

Their Salisbury street yards are most
conveniently located. The Wabash, Burlington and Terminal tracks run right
through their holdings, which stretch
from the Mississippi River to within a
block of Broadway. North and south they
extend for several blocks. Between 100
and 300 men are constantly employed
alone in the local yards here, most of
them being experienced lumbermen. The
most up-to-date methods prevail in all
departments and they have the reputation of doing everything quickly and well.
The Wilson Land and Lumber Company
has a paid-up capital of \$20,000 and is
one of the largest in this city, and is
able to materially improve on the past
records of the lumber trade. While this
company is incorporated in Wisconsin, a
part of its officers are residents of St.
Louis and its main business offices are in
this city. yet a large portion has been furnished by he old firm of The Knapp, Stout & Co.

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AVERAGE ANNUAL SALES

ARE 30,000,000 FEET.

The Enu Claire-St. Louis Lumber Company was incorporated in 1888 and consolidated with the Reheis-Rolfes Company last year. They stand at the head of the retail yards of the city, with sales annually of \$0,000,000 feet of lumber. Their three yards are located as follows: Broadway, and Victor street, Twelfth and horse and mule market in the gousting.

By Carloads out of 22,183 carloads received.
On Tuesday, September 15, 283 carloads of Texas cattle were on sale.
This market is favorably situated, as it is in the heart of one of the richest agricultural regions of the United States. A fast-growing Southern country, in which it is recognised as supreme.
Receipts of Texas cattle at all points have fell short of the year 1902, the small regions of the year 1902, the small received.

Native cattle receipts are far above those of last year. There has been no week or pariod this year that native cattle have not sold above 5 cents per pound for the best grades, which have sold up as high as 5% cents. The butcher department have produced as follows: Broadway, and Victor street, Twelfth and horse and mule market is favorably situated, as it is in the heart of one of the richest agricultural regions of the United States. A fast-growing Southern country, in which it is received.

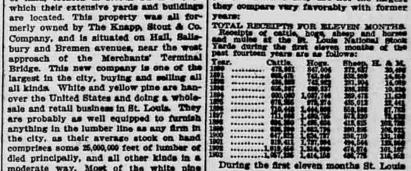
This market is favorably situated, as it is in the heart of one of the richest agricultural regions of the transmit regions of the transmit regions of the year 1902, the small regions of the year

at \$400,000. Its officers are:

C. Marbes, president; John A. Reheis, mann, treasurer. The main office is at

#### ST. LOUIS STOCK YARDS MAKE FINE SHOWING.

Receipts at the St. Louis National Stock Yards during the first eleven months of the past fourteen years are shown. By comparison, they show a good increase in cattle receipts, and also the largest receipts of cattle in the history of the mar-ket. A gain has also been shown in the other departments, compared with last year, and while they are not the largest



During the first eleven months St. Louis received 22,153 carloads of cattle, Kanses

By the addition of the new Armoun plant, which was opened last July, the market was greatly benefited in all de-partments. It has furnished an increased outlet for supplies of all kinds from the commonest kinds up to the choicest of the ressed beef products.

The St. Louis market received 58 per cent of the quarantine receipts so far this year, the balance being divided between

Chicago and Kansas City.

During the year St. Louis sold fed Texas steers up to \$5.15 and grass cattle at \$4.60, while the highest-priced cattle that were fed in Texas sold on the St. Louis mar-ket during the weeks ending March 22 and May \$1 at \$8 per hundredweight on the

open market. The record for one day's receipts during the year is as follows: Cattle, September 15, 14,76 head; hogs, 11,768 head, February 24; sheep, 3,691 head, May 26, and horses and mules, 2,169 head, September 23.

The record for one week's receipts of cattle during the year is as follows: Cattle, 40,444 head; hogs, 33,758 head; sheep, 20,232 head, and horses and mules, 4,427 head. The highest record attained at this market for one week's receipts of quarantine cattle was obtained during the week of has been almost equaled several times dur-ing the present season. The largest week this year has been 862 cars.

The State of Texas and Indian Territory

furnish the bulk of the cattle in the Southern division, they furnishing this year 19,664 carloads out of 22,153 carloads